

ST MARKS RIVERS EDGE COMMUNITY
 LOT 1 CONT 14.34 AC
 OR 265 P 487 & OR 253 P 559

PHS HOLDING LLC
 3810 NE 30TH AVE
 LIGHTHOUSE POINT, FL 33064

2024

36-3S-01E-250-05540-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 150,667 TOTAL MARKET VALUE 150,667 SOH/AGL Deduction 0 ASSESSED VALUE 150,667 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 150,667 TOTAL JUST VALUE 150,667 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 150,667 5 YR PARCEL CHECK - NO CHANGES 5 YR PRCL CH, N/C CHG MAIL.ADD. PER LETTER FROM BANK 5 YR PRCL CH, N/C PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 0866/0646 11/10/2011 WD U V 11 144,900 GRANTOR: CENTENNIAL BANK GRANTEE: PHS HOLDING LLC 0866/0623 11/10/2011 WD U V 12 144,900 GRANTOR: CENTENNIAL BANK GRANTEE: PHS HOLDING LLC BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0000 VACANT RESIDENTIAL																											
MAP NUM 1 MKT AREA 07																											
NEIGHBORHOOD/LOC 000 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						MORIAH CREEK RD, CRAWFORDVILLE																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
LAND DESCRIPTION																TOTAL OB/XF 0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000000	C	VAC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	150,000										
2	009630	C	WETLAND	0			0.00	0.00	13.34	AC		1.00	1.00	0.50	100.00	50.00	667										
REVIEW DATE 04/11/2021 BY GEJS Total Acres: 14.34 Total Land Value: 150,667 Market: 0 Agricultural: 0 Common: 150,667 PRINTED 04/22/2026 BY SYS																											